



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Lake View
Merthyr Road
Tafarnaubach
Tredegar

£345,000



- Individually Designed Detached Home With Stunning Outlook
- Single Storey Living Accommodation With Drive Under Garage
- South Facing Balcony To Living Room
- Modern Kitchen / Diner Plus Utility Room
- Large Outbuilding (Potential For Home Office / Workshop / Gym)
- Substantial Landscaped Gardens
- Three Double Bedrooms. Principle With Separate Dressing Room
- Ample Driveway Parking For Multiple Vehicles
- Good Transport Links With Nearby A465 Link Road
- EPC Rating: D | Council Tax: E | Tenure: Freehold

Ref: PRA10916

Viewing Instructions: Strictly By Appointment Only

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31, Commercial Street, Tredegar Blaenau Gwent, NP22 3DJ



General Description

A stunning, individually designed, detached family home with single storey living accommodation, drive under garage and ample off road parking. Occupying a large plot with beautifully landscaped gardens and picturesque views, this property is a real must see!

'Lake View' provides excellent, well-proportioned living accommodation spread across one floor. This home's beautiful design and exquisite interior decorating, where every detail has been thoughtfully curated, create a harmonious and inviting living space.

The reception room has french doors that lead out onto the elevated south facing balcony with stunning views across the valley. It also benefits a wonderful feature wood-burning stove and triple aspect windows that flood the room with natural light. The modern 'U' shaped shaker style kitchen offers a fantastic range cooker with plenty of storage and workspace, all complimented by a useful separate utility room with external access to the side of the property.

The principal bedroom provides a great outlook and boasts a separate dressing room/walk-in-wardrobe. There are two further double bedrooms all served by a large family four piece bathroom suite. Furthermore, there is double glazing throughout and gas central heating.

Externally the property benefits a sizeable driveway with off road parking for 5+ cars and a drive under garage giving vehicle access via an electric up and over door. The beautiful landscaped multi-level garden comprises a large sandstone paved patio area, ideal for entertaining and large lawn areas. There are a range of well stocked beds and mature shrubs. The delightful garden room/outbuilding has electric supply and double glazing offering potential for a great home office/workshop/gym with wonderful views.

Overall, this fantastic property is the perfect place to call home.

SITUATION

Situated only a short distance to the open spaces of Bryn Bach Parc Nature Reserve, this home is perfectly positioned to enjoy the lovely local walks on offer. The property is conveniently situated just off the A465 Heads of the Valley link road, providing easy access to Tredegar. Within the town there is a high street with an array of local shops, restaurants, public houses, a post office and a Lidl supermarket. It is steeped in natural history and surrounded by natural beauty. The towns of Ebbw Vale, Merthyr Tydfil, Abergavenny are a short drive away offering further places to discover and enjoy.

ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage.

Broadband | Standard, superfast and ultrafast broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | EE - Likely indoor coverage. EE, Three, O2, Vodaphone - Likely outdoor coverage according to OFCOM.

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and obscured double-glazed door into Internal Porch.

Internal porch

Tiled flooring, textured ceiling, radiator, door into Entrance Hallway.

Entrance Hallway

Carpet as laid, smooth ceiling, radiator, door to Kitchen, door to Living Room, door to Bathroom, doors to Bedrooms, door to Useful Storage Cupboard.

Kitchen (14' 7" x 14' 1") or (4.45m x 4.30m)

Tiled flooring, smooth ceiling, range of cream 'Shaker' style base and eye level units, tiled splashbacks. 'Belfast' sink, range cooker with 5x gas burners and 4 ovens with an extractor fan over, radiator, door to Utility Room, two uPVC and double glazed windows to side.

Utility Room (10' 0" x 7' 10") or (3.04m x 2.39m)

Tiled flooring, smooth ceiling, worktop with stainless steel sink, base units, space for washing machine, space for tumble dryer, space for fridge-freezer, wall-mounted 'Baxi' combi-boiler (approx 3 years old), radiator, door to useful storage cupboard, uPVC and obscured double-glazed door to side, uPVC and double-glazed window to rear.

Living Room (17' 2" x 16' 0") or (5.22m x 4.88m)

Laminated flooring, smooth ceiling, feature wood burning stove, two radiators, two uPVC and double glazed windows to each side, uPVC and double glazed door to Balcony.

Balcony (17' 2" x 5' 8") or (5.22m x 1.73m)

Metal balustrade with glass panels.

Bathroom (16' 3" x 7' 10") or (4.95m x 2.38m)

Tiled flooring, part tiled walls, wood panelled ceiling, large corner bath, bidet, pedestal wash hand basin, W/C., separate shower enclosure with mains shower over, extractor fan, two radiators, two uPVC and obscured double glazed windows to rear.

Bedroom 1 (11' 2" x 9' 10") or (3.40m x 2.99m)

Carpet as laid, smooth ceiling, radiator, uPVC and double glazed window to front.

Bedroom 2 (14' 8" x 11' 9") or (4.46m x 3.58m)

Carpet as laid, smooth ceiling, radiator, double doors to walk-in wardrobe/dressing room, uPVC and double glazed window to front.

Dressing Room (7' 6" x 7' 7") or (2.28m x 2.32m)

Tiled flooring, textured ceiling, radiator, hanging rails with overhead storage, uPVC and double-glazed window to rear.

Bedroom 3 (11' 8" x 7' 10") or (3.56m x 2.38m)

(Currently used as office)

Carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to rear.

Front of property

Driveway, with parking for multiple vehicles, leading to large garage and steps to main entrance, with additional driveway parking to the side.

Garage (17' 2" x 11' 8") or (5.22m x 3.55m)

Large 'Drive Under' Garage with up and over door, concrete base, artex ceiling, electric supply.

Side Garden

Driveway with steps leading up to Utility Room.

Rear Garden

Large sandstone patio seating area with steps up a tiered lawn with many mature plants and shrubs.

Garden room

Brick built, apex roof, wood flooring, wood ceiling, two single glazed windows, hardwood and glazed door, multiple electric points. Potential to convert to a home office / gym / craft room.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

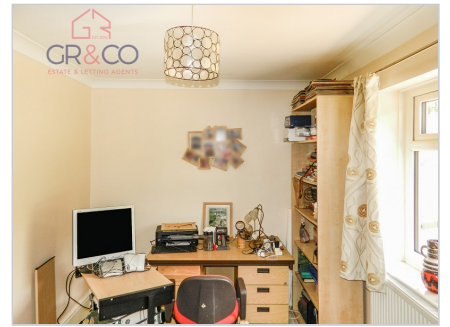
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





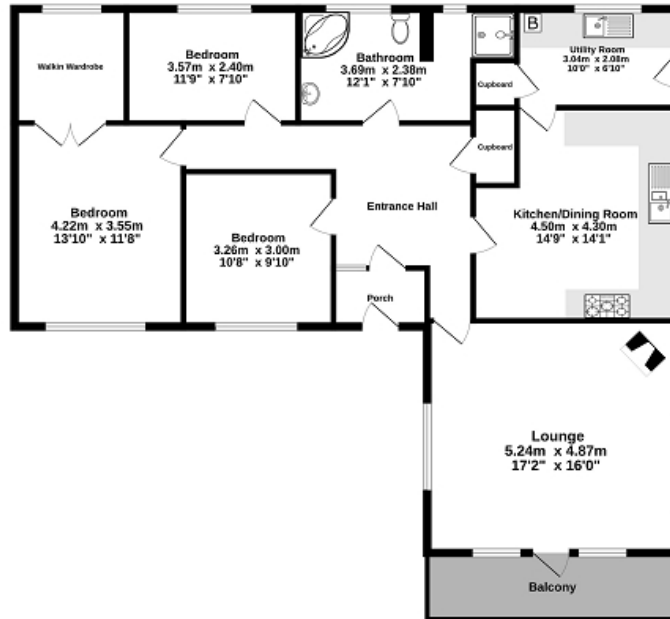
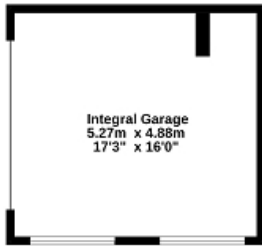


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Ground Floor
 25.5 sq m. (274 sq ft.) approx.

1st Floor
 117.6 sq m. (1266 sq ft.) approx.



TOTAL FLOOR AREA: 143.1 sq.m. (1541 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.